

TEOA Board Meeting Minutes April, 1, 2015

President Jerry Neely called the meeting to order and welcomed guests.

A resident of Lake Spur Lane had contacted a board member prior to the meeting concerning work that needs to be done on that street. She is listing her house and the realtor questioned the road condition. A letter had been prepared and was given to the resident who attended the meeting, stating that the Board has budgeted for and is committed to maintaining our private roads, as per our Covenants. We are moving forward with that project in the very near future. (Item 6 in VP Andrea Christiansen's report)

Reports:

Andrea Christiansen, VP of Maintenance, was unable to attend the meeting but sent the following information:

1. I recommend renewing GREEN EARTH LANDSCAPING. They submitted a bid that saves the TEOA \$50 per month and will be providing additional services. *This recommendation was approved by the board.*
2. GREEN EARTH recommends we need to replace lighting at TEOA entrance with LED lighting. *This recommendation was approved by the board.*
3. I recommend Fire Ant Treatment from Terminix in our common areas. They are licensed by DHEC. *This recommendation was approved by the board.*
4. A homeowner has asked for us to look into having the town of Chapin do needed maintenance on the wood fences around the pump stations. Andrea will contact the town about this.
5. Advanced Disposal has responded, and repairs to lawn damage on Ramblewood have been resolved. Also, they were contacted about not picking up yard debris recently and they are looking into this.
6. Now that the freezing weather is hopefully behind us we will move forward on getting bids to repair private roads in TEOA and make contact with Lexington County to repair problem areas on our public roads in Timberlake Estates.

Jim Schafer, VP of Covenants

Jim Schafer prepared detailed information concerning some of the problems that he gets calls about on a regular basis. If you have barking dogs, unsightly woodpiles, a faded mailbox, trash cans out too long, a commercial vehicle that is inappropriately parked, or if you have ever walked a dog and not "picked up", please read the **Covenant Reminders** attachment.

Barbara Remick, Treasurer

Barbara has received \$16,000 for HOA dues plus \$400 for late fees. At this time 8 people owe late fees and after April 15, 2015 there will be a lien on the property. In the past month she purchased postage for late fee letters at a cost \$100.17. We also incurred an \$1500 bad debt expense on a home that has been foreclosed.

Tom Remick, ARC

Six files were closed in March. We have two new homes in the neighborhood; one is scheduled for final punch list on 4/11/15 and the other is under construction. There is a long list of activity as many people are doing improvements and maintenance to their homes.

Tom asked for and received board approval to add Gene Unger to ARC.

New Business:

- Timberlake Country Club is offering a new membership category. There will be no initiation or equity fees. This would include golf, tennis, fitness center, pool and all social

activities at a monthly fee of \$160. A flyer is attached (TCC Membership) for your information.

With no further business to discuss the meeting was adjourned. The next board meeting will be June 3, 2015.